



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Welbec Properties and [tenant  
name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR-DR-PP, MNR-DR

### Introduction

This hearing was convened by way of conference call concerning an application made by the landlord seeking an Order of Possession and a monetary order for unpaid rent or utilities. The landlord made the application by way of the Direct Request process which was referred to this participatory hearing.

The tenant and an agent for the landlord attended the hearing, during which the parties agreed to settle this dispute in the following terms:

1. the tenant will pay \$502.62 per month toward the arrears of \$4,021.00 in addition to the \$1,560.00 regular rent commencing October 1, 2021 or sooner;
2. the landlord will have an Order of Possession effective on 2 days notice to the tenant but WILL NOT serve it or attempt to enforce it unless the tenant fails to pay the additional \$502.62 per month toward the arrears of rent.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

Since the parties have settled this dispute, I decline to order that the landlord recover the filing fee from the tenant.

### Conclusion

For the reasons set out above, and by consent, I hereby order the tenant to pay to the landlord the sum of \$502.62 per month in addition to the regular rent of \$1,560.00 per month until the arrears of \$4,021.00 are satisfied.

I further grant an Order of Possession in favour of the landlord effective on 2 days notice to the tenant and I order that the landlord NOT serve or attempt to enforce the Order of Possession unless the tenant fails to pay the \$502.62 per month toward arrears of rent until the arrears are satisfied.

This order is final and binding and may be enforced.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: September 07, 2021

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Residential Tenancy Branch